This Form furnished by Attorneys Title Company, Inc.

BOOK 5096 PAGE 108

Form No. WD-2

FROM

BEN MERRITT and wife, BONNIE R. MERRITT, d/b/a BEN MERRITT CONSTRUCTION COMPANY

TO

SIDNEY L. CAREY
(unmarried)

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219
RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sidney L. Carey (NAME)	First and Mid-South Mortgage (NAME)	Map 75-4
4779 Trenton Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Parcel 225
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Dec 13 1 26 PM '76

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 40,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 1976

Notary Public

MY COMMISSION EXPIRES: Nov 12th 1980

(AFFIX SEAL)

080939

For and in Consideration of the sum of ------Ten Dollars and No/100----------

----------($10.00)----------DOLLARS

cash in hand paid by Sidney L. Carey and other good and valuable considerations, receipt of which is hereby acknowledged.

BEN MERRITT and wife, BONNIE R. MERRITT, d/b/a BEN MERRITT CONSTRUCTION COMPANY, GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said SIDNEY L. CAREY, GRANTEE his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 491 on the Plan of Tulip Grove, Section Nine, of record in Plan Book 4675, page 135, Register's Office for said County.

Said Lot No. 491 fronts 90 feet on the westerly side of Trenton Drive and extends back 133.80 feet on the southerly line and 144.82 feet on the northerly line to a dead line measuring 116.81 feet thereon.

Being the same property conveyed to Ben Merritt and wife, Bonnie R. Merritt, d/b/a Ben Merritt Construction Company by deed from Miller Kimbrough, Trustee, of record in Book 4884, page 824, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4675, page 135, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Trenton Drive and a 10-foot easement for public utliity purposes and drainage purposes along the rear line of said lot. Restrictive covenant contained in instrument of record in Book 4846, page 924, said Register's Office.

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This is Unimproved ( ) Improved (X) property, known as 4779 Trenton Drive, Hermitage, Tennessee 37076
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee his heirs and assigns, forever.

And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except of record.

And we, Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 9th day of December, 1976

(BEN MERRITT)

(BONNIE R. MERRITT)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben Merritt and wife, Bonnie R. Merritt d/b/a Ben Merritt Construction Company the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 9th day of December, 19 76

Notary Public.

Commission expires Nov 10, 1980.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .